087.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,200 / 949,200
					USE VALUE:	949,200 / 949,200
					ASSESSED:	949,200 / 949,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEDMAN EDWARD N/ETAL
Owner 2:	VREELAND MARTHA M
Owner 3:	
Street 1:	42 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .182 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1978 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7915.000	483,900	5,100	460,200	949,200
Total Card	0.182	483,900	5,100	460,200	949,200
Total Parcel	0.182	483,900	5,100	460,200	949,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.82 /Parcel: 479.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55200

GIS Ref

GIS Ref

Insp Date 11/15/18

!7098!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	483,900	5100	7,915.	460,200	949,200		Year end	12/23/2021
2021	101	FV	455,500	5100	7,915.	460,200	920,800		Year End Roll	12/10/2020
2020	101	FV	455,200	5100	7,915.	460,200	920,500	920,500	Year End Roll	12/18/2019
2019	101	FV	380,300	5100	7,915.	427,300	812,700	812,700	Year End Roll	1/3/2019
2018	101	FV	380,300	5100	7,915.	427,300	812,700	812,700	Year End Roll	12/20/2017
2017	101	FV	380,300	5100	7,915.	374,700	760,100	760,100	Year End Roll	1/3/2017
2016	101	FV	380,300	5100	7,915.	341,900	727,300	727,300	Year End	1/4/2016
2015	101	FV	338,300	5200	7,915.	302,400	645,900	645,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:00:50

LAST REV

Date	Time
04/30/19	15:35:07
apro	

PAT ACCT. 7098

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DYNAN LORRAINE	26355-286		5/31/1996		329,000	No	No	Y	

USER DEFINED

Prior Id # 1:	55200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2013	237	Re-Roof	8,000	C				
1/22/2013	86	Manual	18,500	C				
5/15/2007	351	Manual	10,000	C		G8	GR FY08	construct screen p
6/21/2004	554	Manual	10,000					build new brick st
9/11/2001	638	Alterati	2,000	C				REPAIR TERMITE DAM
5/17/1999	283	Redo Kit	15,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/24/2009	Meas/Inspect	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7915		Sq. Ft.	Site		0	70.	0.83	12									460,216						460,200	

Total AC/HA:	0.18170	Total SF/SM:	7915	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	460,216	Spl Credit		Total:	460,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20673382
Const Adj.:	1.02839708
Adj $ / SQ:	167.535
Other Features:	92000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594491
Depreciation:	110575
Depreciated Total:	483916

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

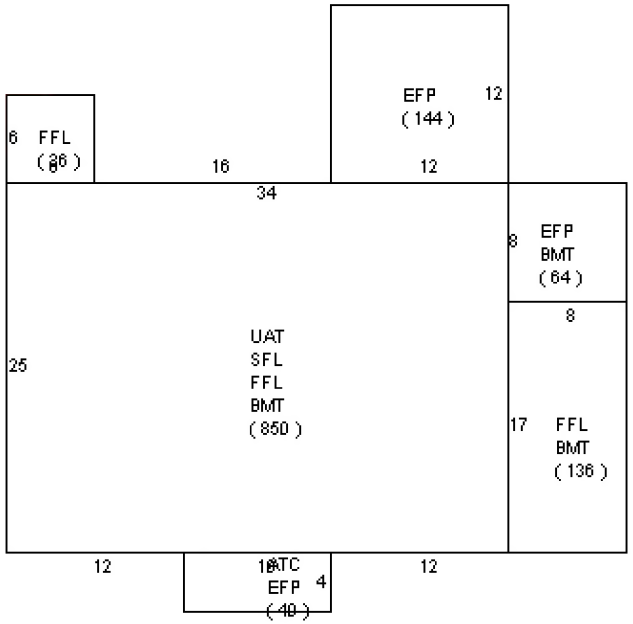
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.72
Special Features:	0	Val/Su Net:	142.45
Final Total:	483900	Val/Su SzAd	256.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	50.260	52,774
FFL	First Floor	1,022	167.540	171,221
SFL	Second Floor	850	167.540	142,405
EFP	Enclos Porch	248	39.290	9,743
UAT	Upper Attic	213	98.010	20,827
ATC	Attic	14	167.540	2,345

Net Sketched Area:	3,397			Total:	399,315
Size Ad	1886	Gross Area	4060	FinArea	1978

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1932	21.93	T	40	101			4,700			4,700
19	Patio	D	Y	1	10X14	A	AV	1970	4.93	T	39.2	101			400			400

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100